

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

AGREEMENT TO IMPROVE
ADJACENT HIGHWAY, STREETS OR ALLEYS

The undersigned certifies that he is the owner in fee simple of the property described:

Lot 37 of Rico Acres, M.B. 13 Page 82

Legal Description

11827-29 Holmes Avenue

Los Angeles, CA

Street Address

hereby agrees to construct the following road improvements as specified in the Zoning Ordinance Letter in accordance with the standards of the Department of Public Works:

1. Relocate the curb and gutter on 118th Street 20' from centerline and construct base and pavement on the widening.
2. Reconstruct the damaged sidewalk on Holmes Avenue and 118th Street.
3. Close the unused driveways on Holmes Avenue and 118th Street.
4. Plant and maintain street trees on Holmes Avenue and 118th Street and landscape the parkways.
5. Reconstruct the wheelchair ramp at the corner of Holmes Avenue and 118th Street.

It is further agreed that the building(s) to be constructed, altered, or enlarged as shown on plans filed with the Department of Public Works, Building and Safety Division and identified as Plan Check No. 7726 will not have utilities connected until road improvements have been completed and accepted by the Director of Public Works and any required deeds have been executed. The owner also agrees to enter into a new secured agreement to guarantee the aforementioned road improvements should the County agree to utility connections prior to the completion of said road improvements.

Owner(s)

Mailing Address

ALL SIGNATURES TO BE ACKNOWLEDGED
BEFORE A NOTARY PUBLIC



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

THOMAS A. TIDEMANSON, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 25, 1993

IN REPLY PLEASE
REFER TO FILE: L-2

Mr. John San Yuca
Drew University of Medicine and Science
1621 East 120th Street
Los Angeles, CA 90059

Dear Mr. San Yuca:

PLAN CHECK NO. 7726

The Zoning Ordinance (Title 22 of the Los Angeles County Code) relating to adequate highway or street width requires, with certain exceptions, that before any lot which adjoins a highway, street, or alley can be used, any right-of-way necessary for widening of the half of the road adjoining the lot must be dedicated and any necessary road improvements must be constructed in conformity with Department standards.

Your application located at 11827-29 Holmes Avenue is subject to the provisions of the Zoning Ordinance. Therefore, before the site can be used, the requirements on the enclosed "Agreement to Improve" must be satisfied.

Please execute and return the enclosed Deed and Agreement to Improve to the Building and Safety Division prior to the issuance of your building permit. The signature on the documents must be notarized. A copy of the Deed and the Agreement to Improve is also enclosed for your files.

A permit will be required from the Construction Division for the road work. It is suggested that any plans needed for obtaining the permit be submitted as soon as possible to allow maximum time for processing. Additional information regarding procedures and requirements may be obtained by contacting Mr. Roland Jones at (818) 458-4909.

Very truly yours,

T. A. TIDEMANSON
Director of Public Works

A handwritten signature in dark ink, appearing to read "Tom Hoagland". The signature is fluid and cursive, with the first name "Tom" being more prominent.

T. W. HOAGLAND
Supervising Civil Engineer III
Land Development Division

RLJ:gp

Attach.

bc: Building and Safety (District Engineer)

DUPLICATE

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO
DEPARTMENT OF PUBLIC WORKS

900 South Fremont Avenue

Alhambra, CA 91803

ATTN: Mapping/Property Management Division

Space above this line for Recorder's use

ROAD DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES**, does hereby grant to the **COUNTY OF LOS ANGELES** an easement for public road and highway purposes in the real property in the unincorporated territory of the County of Los Angeles, State of California, described as follows:

Part A:

The northerly 5 feet of Lot 37, Rico Acres, as shown on map filed in Book 13, page 82, of Maps, in the office of the Recorder of the County of Los Angeles.

To be known as 118TH STREET.

Part B:

That portion of above mentioned lot, within the following described boundaries:

Beginning at the southeasterly corner of said lot; thence westerly along the southerly line of said lot to the westerly line of the easterly 2 feet of said lot; thence northerly along said westerly line to the beginning of a curve concave to the southwest, having a radius of 13 feet, tangent to said westerly line and tangent to the southerly line of above described Part A; thence northwesterly along said curve to said last mentioned southerly line; thence easterly along said last mentioned southerly line to the easterly line of said lot; thence southerly along said easterly line to the point of beginning.

To be known as HOLMES AVENUE.

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

Dated _____, 19____

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

118TH STREET (5)

Parcel 3

I. M. 26-D-2 S. D. 2

M9369122 (P. C. 7726)

By _____

By _____

NOTE: Acknowledgment forms on reverse side.

6149 0 9 901, 906, 909, 912, 913 and 914(Pors)

ACKNOWLEDGMENT FORM

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) ss.

On _____, before me (here insert name and title of the officer), _____

personally appeared _____

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

(Name, Typed or Printed)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

FOR COUNTY USE ONLY

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) ss.

On _____, before me, CHARLES WEISSBURD, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared _____

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have here set my hand.

CHARLES WEISSBURD, REGISTRAR-RECORDER/COUNTY CLERK of the County of Los Angeles

By _____
Deputy County Clerk



APPROVED _____, 19____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

As to execution and description:

By _____
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 85-0108, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 18th day of June, 1985, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____